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BED

# Stunning Victorian House In Meeching Road

Dolphin House 41, Meeching Road, Newhaven, BN9 9RL



Price £369,950

Freehold

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41 Meeching Road, BN9 9RL

Approximate Gross Internal Floor Area = 124.47 sq m / 1340 sq ft

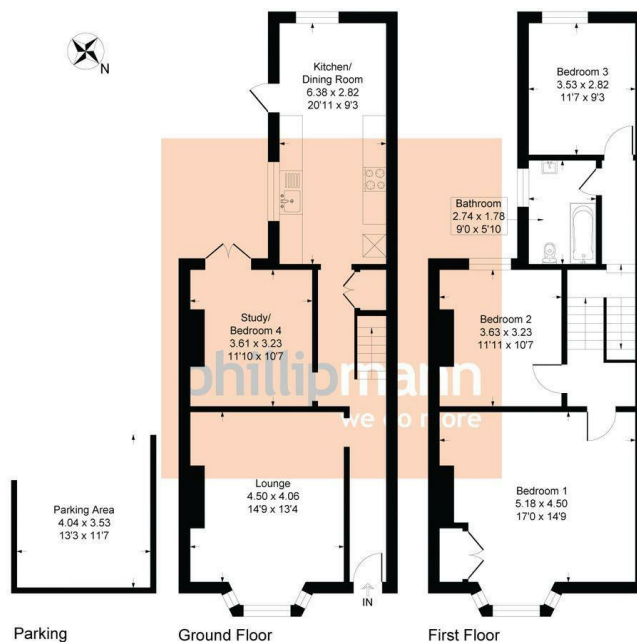


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this absolutely stunning Victorian house located in Meeching Road, Newhaven. The property has been recently refurbished throughout and is being sold with NO ONGOING CHAIN.

An original front door gives access to a spacious entrance hall which has floorboards, storage cupboard and doors which leads to the downstairs accommodation. The lounge is a lovely size which has a feature fireplace and a bay window overlooking the front of the property. There is a separate dining room which could be a further bedroom if needed, this is lovely room with a feature fireplace and patio doors overlook the rear garden. Completing the downstairs is a lovely bright kitchen/breakfast room which has a large range of wall and base units which incorporates a selection of cupboards and drawers. There is a sink unit which is set into solid wood worktop and spaces for a large range cooker, fridge/freezer, washing machine, tumble drier and dishwasher. The room is complete with part tiled walls, wall mounted combi-boiler (fitted early 2026) and a door gives access to the rear garden.

The first floor landing has access to a loft space which could be converted subject to consent and doors gives access to the remainder of the accommodation. Bedroom one is a sizable room which has a lovely feature fireplace, built in storage cupboard and a bay window overlooks the front of the property. Bedroom Two and Three are further doubles and both overlook the rear. Completing the property is a family bathroom which has a paneled bath, WC and wash hand basin.

Outside there is a stunning West facing garden which has a range of established trees and plants which offer a good degree of privacy. There is access to off road parking via a rear lane.



Energy Rating D

Council Tax C

moreinfo...



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